Fill in this information to identify the case:

Debtor 1 John Paul Pelaez

Debtor 2 (Spouse, if filing)

United States Bankruptcy Court for the: Eastern District of Virginia (State)

Case number 25-10671

Official Form 410S2

Notice of Postpetition Mortgage Fees, Expenses, and Charges 12/16

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any fees, expenses, and charges incurred after the bankruptcy filing that you assert are recoverable against the debtor or against the debtor's principal residence.

File this form as a supplement to your proof of claim. See Bankruptcy Rule 3002.1.

Name of creditor: U.S. Bank National Association

Court claim no. (if known): 4-1

Last four digits of any number you use to identify the debtor's account: 1598

Does this notice supplement a prior notice of postpetition fees, expenses, and charges?

☒ No
☐ Yes. Date of the last notice: ______________.

Part 1: Itemize Postpetition Fees, Expenses, and Charges

Itemize the fees, expenses, and charges incurred on the debtor's mortgage account after the petition was filed. Do not include any escrow account disbursements or any amounts previously itemized in a notice filed in this case. If the court has previously approved an amount, indicate that approval in parentheses after the date the amount was incurred.

	Description	Dates incurred			Amount
1.	Late charges			(1)	
2.	Non-sufficient funds (NSF) fees)			(2)	
3.	Attorney fees			(3)	
4.	Filing fees and court costs			(4)	
5.	Bankruptcy/Proof of claim fees	Proof of Claim	04/27/2025	(5)	$200.00
6.	Appraisal/Broker's price opinion fees			(6)	
7.	Property inspection fees			(7)	
8.	Tax advances (non-escrow)			(8)	
9.	Insurance advances (non-escrow)			(9)	
10.	Property preservation. Specify:			(10)	
11.	Other. Specify:			(11)	
12.	Other. Specify:			(12)	
13.	Other. Specify:			(13)	
14.	Other. Specify:			(14)	
15.	Total post-petition fees, expenses, and charges. Add all of the amounts listed above.			(15)	$200.00

The debtor or trustee may challenge whether the fees, expenses, and charges you listed are required to be paid. See 11 U.S.C. §1322(b)(5) and Bankruptcy Rule 3002.1.

Debtor 1 John Paul Pelaez (First Name / Middle Name / Last Name) Case Number (if known) 25-10671

Part 2: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☐ I am the creditor.

☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this Notice is true and correct to the best of my knowledge, information, and reasonable belief.

/s/ Craig A. Edelman
Signature

Date 05/14/2025

Print Craig A. Edelman (First Name / Middle Name / Last Name)

Title Authorized Agent for U.S. Bank National Association

Company Bonial & Associates, P.C.

Address 14841 Dallas Parkway, Suite 350 (Number / Street)

Dallas, Texas 75254 (City / State / ZIP Code)

Contact phone (972) 643-6600 Email POCInquiries@BonialPC.com

CERTIFICATE OF SERVICE OF NOTICE OF FEES AND COSTS

I hereby certify that a true and correct copy of the foregoing document has been filed with the court and served upon the following parties in interest on or before May 29, 2025 via U.S. Mail. All other parties in interest listed on the Notice of Electronic Filing have been served electronically.

Debtor ***Via U.S. Mail***
John Paul Pelaez
13631 Dulles Technology Dr
Herndon, VA 20171

Respectfully Submitted,

/s/ Craig A. Edelman
Craig A. Edelman